

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Wrayanne Wilson
ADDRESS: 2422 N. Franklin St.
PHONE:
6/30/16

CONTRACTOR:
ADDRESS:
PHONE:
HOME MOD NO.:

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

Owner **Date**

Owner **Date**

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor **Date**

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

Group Exterior

2 Lead Based Paint:

EPA license subcontractor (not RRP) must be used to deal with all lead issues on this home, including but not limited to: Windows and doors removal, removing lead base trim, prepping and applying lead lok to trim in poor condition.

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the jobsite, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

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3 Roofing: House and shed

Install 30-40 year Class IV, impact resistant fiberglass (Do not use Owen Corning-insurance companies do not give discount with them) reinforced asphalt architectural shingle over underlayment per PPRBD and manufacturer. Installation to include removal and disposal of all layers of existing roofing, new 2" GSM drip edge at perimeter, repair or replacement of all roof jacks as required, repair or replacement of all step and sidewall flashings as required, and replacement of up to 64 sq ft of roof sheathing with plywood or like material in plane with existing. Owner to select from standard colors.

Includes replacement of all roof jacks and electrical service weather head, note areas of deficient sheathing.

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4 Driveway

Re Grade and Pour concrete .
Prep and pour 4 inch thick with fiber mesh driveway from rear entry to deck to front curb.
10 feet x 60feet (approx.), 3500 psi.
Add walkway from front porch to new driveway the width of porch.
Add walkway from driveway to rear deck entry.

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5 Gutters:

Install 5" seamless aluminum gutters at all roof eaves. Back edge of gutter to be installed behind roof drip edge. Installation to include a minimum of (2) downspouts on all runs greater than 30'. All downspouts to terminate with an elbow and **flexible gutter extensions**. Owner to select from standard colors.

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6 Carpentry: Trim Repairs

Replace all deteriorated or failing siding and trim at all elevations. Replace rotted deck decking with PT wood or redwood. Approx. 100 LF or 2x6. Repairs to be made with like material in plane with existing and fastened per manufacturer and PPRBD requirements. Note items listed in poor condition on LBP report.

Install Corner 4X4 Post on front porch with appropriate post bases and caps and trim out.

Replace damaged fascia and soffit on front of home.

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7 Doors: Entry

Replace main Entry door (**save storm door for reinstall**) with insulated fiberglass door unit with lite in paint-grade jamb with integral weather-stripping and adjustable threshold. **Owner has \$400 allowance to include taxes and in stock door unit and lock set.** Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim, and Schlage or eq polished brass lever type keyed knobset with single cylinder deadbolt keyed alike. Bids to include removal & reinstallation of existing storm or security door as needed. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

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8 Door: Kitchen Rear

Replace main Entry door with insulated fiberglass unit with 1/2 lite in paint-grade jamb with integral weather-stripping and adjustable threshold. Owner has **\$300 allowance** for in-stock door unit and lock set to include taxes but not install or delivery. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim, and Schlage or eq lever type keyed handle set with single cylinder deadbolt keyed alike. Bids to include removal & reinstallation of existing storm or security door as needed. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

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9 Storm Doors (1 ea)

Install larson or equal white or almond, top down concealed screen unit for rear entry door.

Reinstall front entry storm door.

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10 Windows:

Remove and replace all windows **Remove all exterior casing, jambs, sills. The preceding to be performed by abatement sub, however, new windows can be installed by contractor.** Installation of new vinyl white or almond windows (owner to select from standard color) to match existing operation installation of new units to include self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new exterior trim and interior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required.

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11 Painting: Exterior Trim Only

Prep and paint exterior trim (fascia, soffit, and window/door trim) following abatement with Sherwin Williams low temperature paint or equivalent. Owner to select from standard colors, or match existing.

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12 Exterior Stucco Paint

Paint exterior stucco after pressure washing and prep. Include shed in back yard. Owner to select earth tone color. Use SW A100 or equal.

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13 Insulate Exterior Walls

Drill and blow fiberglass insulation into wall cavities from interior. patch all holes to blend into existing surface.

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14 Insulation: Attic

Blow in insulation in the attic to achieve minimum R38 or better, install rafter vents prior to installation. Rigid insulate attic hatch for tight seal.

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Group Interior

15 Oak Strip Flooring:

Refinish oak strip flooring, apply stain and (2) coats minimum of water-based top coat in satin or matte finish. **Include the moving/temporary storage (POD or equal storage unit)** of large furniture items in the bid.

\$ _____

Group Bathroom

16 Demo bath

Remove surround (asbestos subcontractor only).
Remove shower valve, cabinet, toilet, tub, p traps, shutoffs.
Remove floor tile.

\$ _____

18 Shower Surrounds: Cultured Marble

Install cement board. Do not forget backer for grab bars.
Provide/install 3/8" cultured marble tub shower surround. Installation to include window wrap, (2) corner caddys (Owner may want one low for bath use). Contractor to coordinate locations with Owner. Owner to select from standard colors.

\$ _____

19 Plumbing: Replace Bath Fixtures and Cabinet

Replace the following:

new p trap for tub, sink, new supplies and shutoffs.

Toilet - White, low-flow, standard bowl and seat.

new Faucet - Chrome, 4" single handle with pop-up.

Tub/Shower Mixer - Chrome, single handle with anti-scald and pressure balance features. Low-flow shower head and tub filler with diverter.

new vanity Cabinet - \$500 Allowance for owner to select to include cabinet, knobs, faucet and taxes.

All fixtures must meet EPA Water-Sense standards.

All fixtures must meet ANSI 117.1 and EPA Water-Sense standards.

Installation to include chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

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20 Ceramic Tile Flooring: Bathroom

Replace existing floor tiles with 12" sq ceramic floor tiles, thin set, and sanded grout. Owner to select with \$2.50/sf allowance for tile only. Bids to include all necessary floor prep, 1/4-1/2" cement board underlayment, 4" rubber mat at perimeter, and (2) coats tile sealer.

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21 Drywall: Misc Repairs at Bath

Repair damaged areas of drywall in bathroom. Spray studs/wall cavity with anti-mold solution prior to sealing. Insulate exterior walls of tub and add blocking for grab bars.

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22 Interior Painting: Bathroom

Prep and paint with two coats of paint in bathroom, two color scheme. Owner to select colors.

\$ _____

23 Bath accessories

Bath accessories: towel bar 1-36, 1-24, toothbrush & glass holder, paper holder and shower rod, Owner to select \$150.00 allowance

\$ _____

24 Grab Bars

Install 42 inch and two 18-24 inch grab bars in tub area.

\$ _____

Group Kitchen

25 Sheet Vinyl Flooring: Kitchen

Install fiberglass backed sheet vinyl flooring at Kitchen. **owner has \$10SY** allowance for vinyl selection to include taxes. Preparation to include Embossing Leveler or 1/4" underlayment. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Move appliances for install and reinstall.

Minimum specifications:

ilder grade with fiberglass backing
imum thickness: .070 in
ear limited warranty
ID/FHA approved

wner to select from standard colors.

\$ _____

Group Electrical

26 Trouble shoot/GFI/SD/CO/Lighting

Owner complaints of breaker tripping. Add **additional circuit** to kitchen or living room if this will solve the problem. Kitchen needs two additional outlets above counter.
Install new 10 year Battery SDs to meet PPRBD and building codes.
Install CO detector to meet codes.
Install GFIS in all wet locations to meet codes
Install LED/Photo exterior lights in back and front of house.
Replace new fan/light in kitchen (owner has \$250 allowance to select)

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| Total Bid \$ _____ |
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